

**City of Greensboro Planning Department  
Zoning Staff Report  
July 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** K  
**Location:** Treva Drive & Cox Boulevard (East of Meadowood Street and north of West Wendover Avenue)

**Applicant:** Cora W. Pickard  
**Owner:** Cora W. Pickard

**From:** RS-12 & CD-GO-M  
**To:** CD-LI

**Conditions:** 1) Uses: All uses related to an automobile dealership including but not limited to motor vehicle sales (new and used) and automobile repair services (major and minor).

SITE INFORMATION	
<b>Maximum Developable Units</b>	N/A
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	0.992
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	Undeveloped	RS-12
<i>South</i>	Flow Volkswagen	LI
<i>East</i>	Undeveloped	RS-12
<i>West</i>	Flow Volkswagen / Ruggles Street Learning Center	CD-LI / CD-GO-M

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
2185	1988	The subject tract is a portion of property which was rezoned to Conditional Use – Institutional 100 by the Zoning Commission in June 1988. A child daycare center was developed on the portion of the property which fronts on Meadowood Street and which is not part of this current rezoning proposal. The conditional GO-M zoning classification was established at the time of city-wide remapping to implement the UDO in 1992.

<b>DIFFERENCES BETWEEN RS-12 &amp; CD-GO-M (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS</b>
<b>RS-12:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
<b>CD-GO-M:</b> Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses. The existing conditions limit use to a child care center and multiple family housing to not exceed 10 units/acre.
<b>CD-LI:</b> Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for use limitations.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Meadowood Street – Collector Street, Wendover Avenue – Major Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Meadowood Street ADT = 10,000, Wendover Avenue = 65,300.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to South Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	N/A
East	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
West	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and underutilized/abandoned properties and buildings and expedite opportunities for development.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

Commercial: This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and "big box" retail. Such properties may not be expected to undergo redevelopment or a change in use over the plan horizon, and the immediate areas in which they are located may not be suitable for the introduction of mixed uses. While some new commercial centers are anticipated, in general new retail and commercial service uses will be encouraged within more diversified mixed-use centers rather than as stand-alone shopping centers or expanding highway commercial "strips."

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** Treva Drive and Cox Boulevard (east of Treva Drive) were recently closed by the City Council. Therefore, access to this property is through the Flow Volkswagen dealership to the south.

The property zoned CD-LI (#1947) is part of Flow Volkswagen and contains a row of parking spaces.

The property which contains Ruggles Street Learning Center was rezoned by the Zoning Commission in June 1988 for a child daycare center and multifamily housing not to exceed 10 units per acre. The initial plan was to build the daycare center on the portion of the property fronting on Meadowood Street and place the multifamily units behind that facility. At some point

in time, the multifamily portion of the plan was abandoned and the back portion of the property was sold to the applicant.

Combining the subject property with Flow Volkswagen appears to be the most reasonable use for the property under the circumstances. However, Staff did express some minor concerns regarding the compatibility of the proposed use of the subject property and the adjacent daycare center. To address this matter, the applicant has agreed to add the following zoning conditions:

- Maintain an eight foot high chain link fence w/slats around the all sides of the property except those that connect to the Automobile dealership.
- Increase the minimum building setback on the side adjacent to the daycare from 5 feet to 25 feet.
- Increase the planting yard type on the side adjacent to the daycare from a type C to a type B

This request is consistent with the Commercial land use classification on the Generalized Future Land Use Map of the Comprehensive Plan.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.